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Lake County Office of  
Planning and Community Development

# Lake County Planning & Community Development

## 2016 Application Release Meeting for CDBG/HOME Programs

**Lake County Board of Commissioners**

**Judy Moran, President of the Board**

**Daniel P. Troy, Vice-President of the Board**

**Kevin D. Malecek, Commissioner**

# Welcome & Introductions

HUD awards CDBG & HOME to the Lake County Board of Commissioners based on a formula. Awards began here in 1985 for CDBG & in 1992 for HOME.

Who & what is the Lake County Planning & Community Development?

<b>David Radachy</b>	<b>Marian Norman</b>	<b>Rhea Benton</b>	<b>Monica Jordan</b>	<b>Elaine Truesdell</b>	<b>Ann Myers</b>
<i>Director</i>	<i>HOME Manager</i>	<i>CDBG Manager</i>	<i>Planner I</i>	<i>Office Manager</i>	<i>Secretary</i>

Comments: David Radachy, Director, Planning & Community Development

In addition to the Commissioners, other personnel involved in the administration of these funds:

Jason Boyd	Michael Matas	Donna Tyson
<i>County Administrator</i>	<i>Budget Director</i>	<i>Projects Coordinator</i>

- Sign-in & Contact Update sheets
- Question Cards

# Why prepare the Consolidated Plan?

- Its purpose is to help align local needs with grantees plans for & use of funds with HUD's Mission To create strong, sustainable, inclusive communities and quality affordable homes for all.

**Award letter just received that told of funding level for FY16 but emphasized HUD's Plan**

<http://portal.hud.gov/hudportal/HUD?src=/hudvision>

**Key words: Redesign, Prioritize and Target**

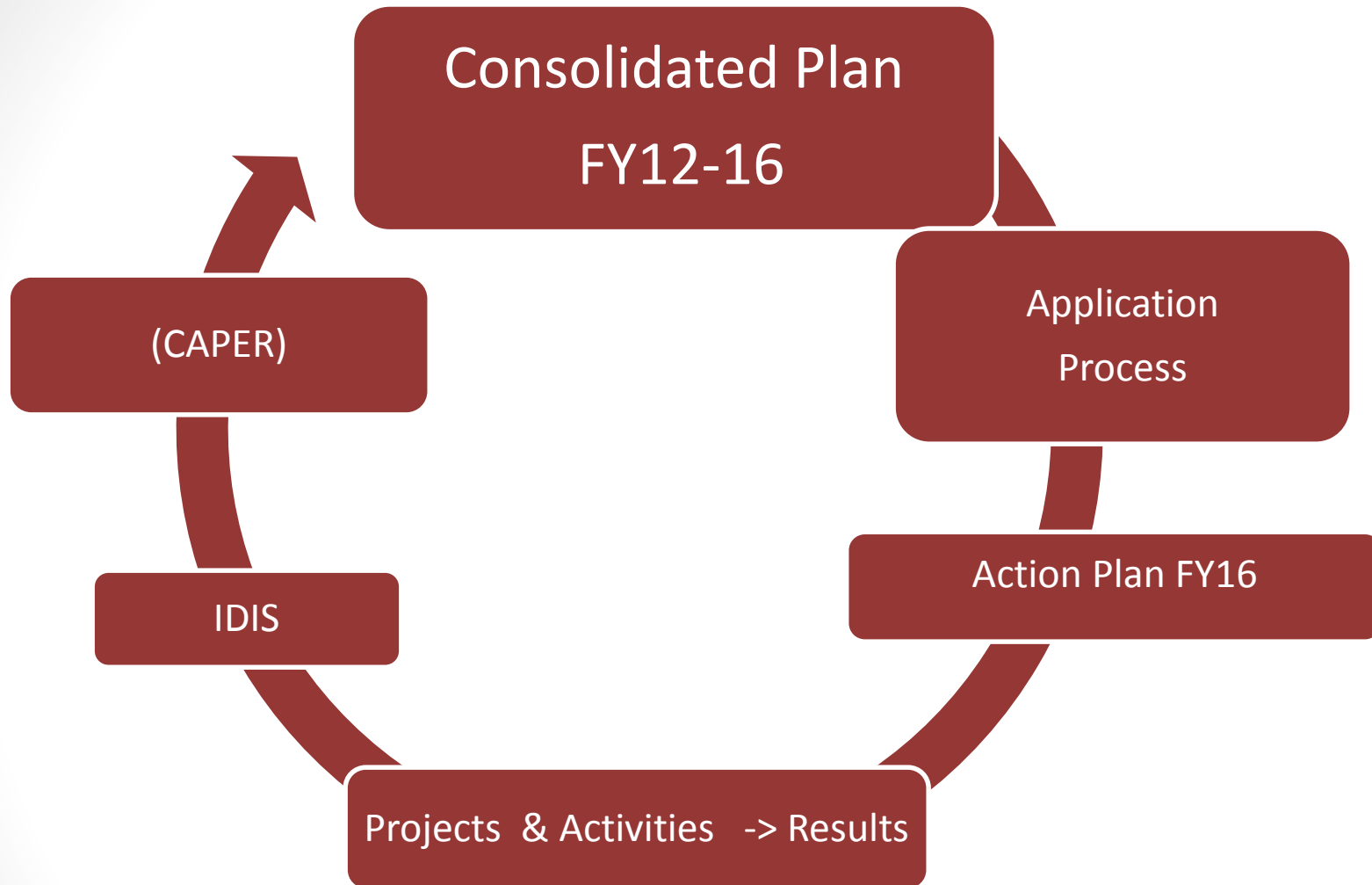
- **What is next?**

**Lake County Consolidated Plan FY2017 - 2021**

- **Lake County Consolidated Plan FY 2012-2016**
  - **Annual Action Plan 2012, 2013, 2014, 2015**
  - **Done & posted on our website along with the year end report to HUD known as the CAPER**  
**(Consolidated Annual Performance Evaluation & Review)**
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- **This is the last Annual Action Plan of this cycle.**
- **Meet the goals & objectives**
- **This summer the research and outreach for the next Consolidated Plan will begin. Be a part of it.**
- **Impacts from current events & New rules and policies (Affirmatively Furthering Fair Housing Rule & Environmental processes - HEROES)**

## **Current Standards & What's next?**



**You all help to fulfill the Consolidated Plan**

# Objectives get realized



# Object #1 - Housing



# Objective # 2 Infrastructure



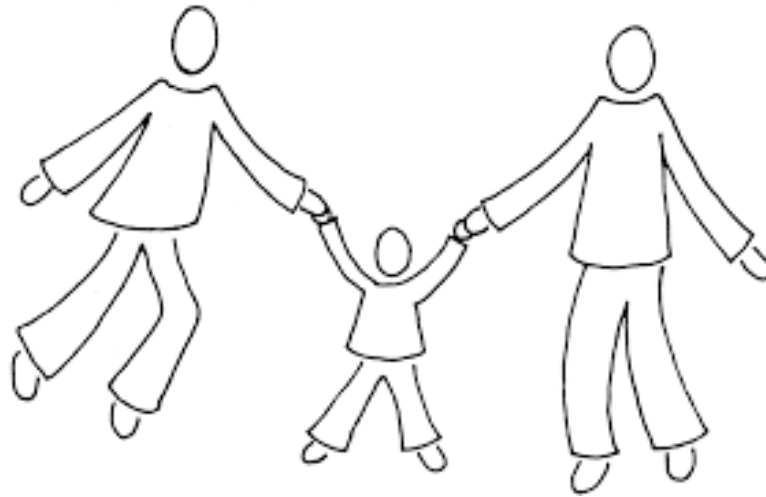


# Objective #3 Supportive Services



# Objective #4

## Homeless & Special Needs



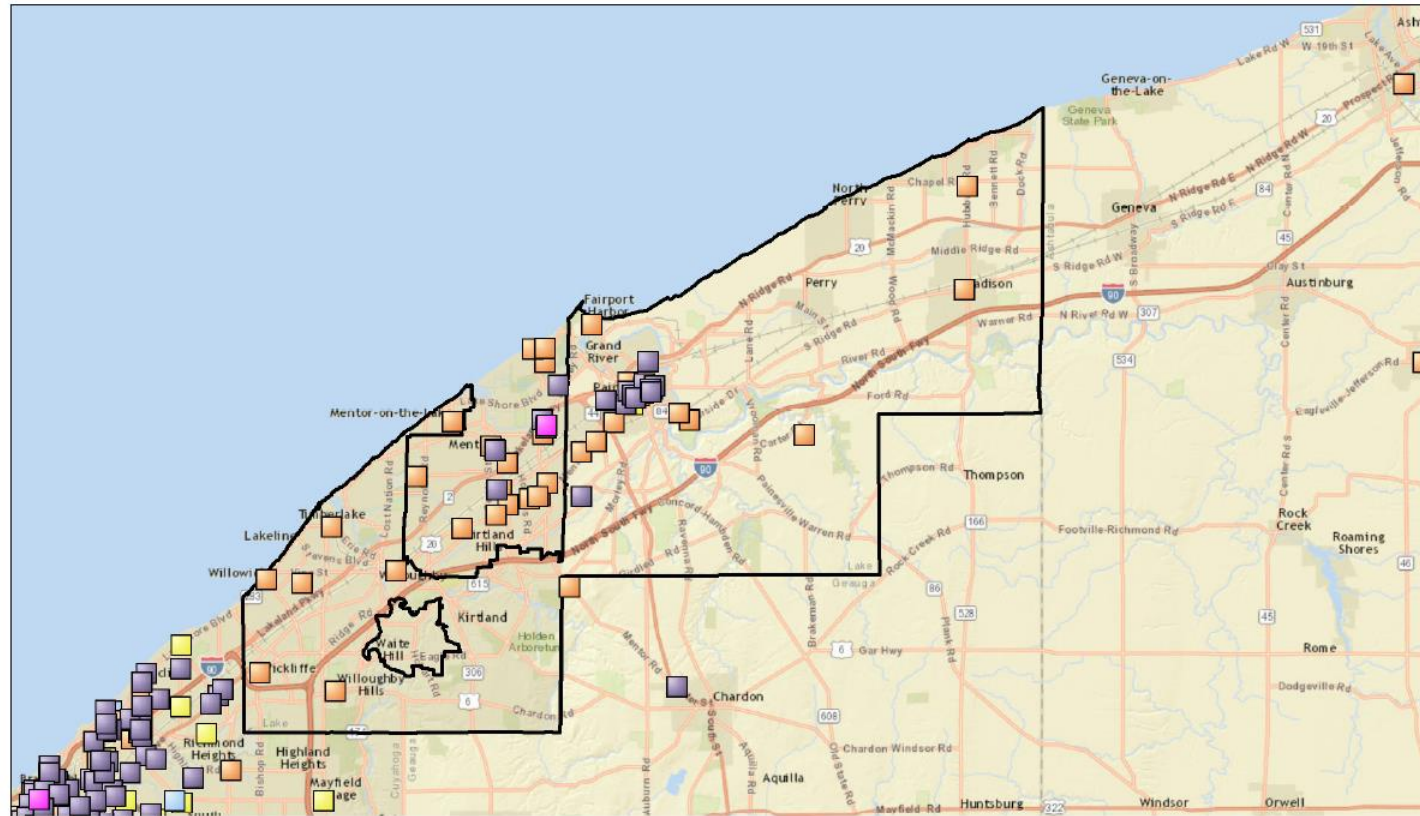
# Objective #5 - Regionally Coordinated Economic Development



# CPD Maps - So, What is it?

- **CPD Maps** website <http://egis.hud.gov/cpdmaps/>
- New tool allows community to see where federal dollars are spent locally and even advocate for projects in their neighborhoods.
- Current data American Community Survey
- Tools for analysis (visual & data)
- Supports grantee/public needs assessment
- Supports strategic investment decisions.
- Video – followed by local sampling  
<https://www.hudexchange.info/training-events/courses/econ-planning-suite-e-tutorial-configuring-maps/>

## CDBG Activities Point Map - Consolidated Plan and Continuum of Care Planning Tool



March 18, 2016

- |   |  |
|---|--|
| <span style="color: pink;">■</span> CDBG Activity (Other)                 | <span style="color: lightblue;">■</span> CDBG Activity (Housing)           |
| <span style="color: purple;">■</span> CDBG Activity (Public Services)     | <span style="color: yellow;">■</span> CDBG Activity (Economic Development) |
| <span style="color: orange;">■</span> CDBG Activity (Public Improvements) | Override 1   |

1:345,946  
 0 3 6 12 mi  
 0 4.75 9.5 19 km  
 Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

CPD Maps website <http://egis.hud.gov/cpdmaps/>

# Programmatic Similarities

- **Community Development Block Grant (CDBG)**
  - \$1.24M
  - Housing & Community Development Act of 1974
  - Purpose:
    - Meet one of the 3 National Objectives
  - Income Eligibility
    - 80 % Area Median
- **HOME Investment Partnership Program**
  - \$359,368 FY16
  - National Affordable Housing Act of 1992
  - Purpose:
    - Create/Preserve Affordable Housing
  - Income Eligibility
    - 80 % Area Median

# Cross Cutting Requirements

## HUD Regulations & Notices

- Affirmatively Furthering Fair Housing (AFFH)
  - Threshold Requirement
  - New Rule (Regulations) – Assessment Fair Housing
  - Three parts
    - Resolution
    - Educational session
    - Narrative
- Environmental Compliance Process

# Process

- **Public Hearing #1 – March 18, 2016**
  - **CDBG/HOME Applications Available**
- **Application preparation**
  - **Questions fielded by Program Managers**
- **Application Due – May 16, 2016 – 4:00PM**
- **Application Eligibility Review & Scoring**
- **Board of County Commissioner Review**
- **Preliminary Funding Announcement Published**
- **Public Hearing #2 - July \_\_, 2016 (to be determined)**
  - **Public Comments Accepted - 30 day timeframe**
  - **Action Plan Draft**
- **Action Plan Submitted to HUD no later than August 15<sup>th</sup>**
- **Submit online through IDIS**



# HOME Program Overview

- What is purpose again? \_\_\_\_\_
- Unit Production / Rehabilitation/TBRA
  - Rental Properties • Homeowner • Home buyer
- Matching Funds 1:4 ratio
- CHDO - Community Housing Development Organization
- Operational
  - Community Housing Development Organization (CHDO)  
Operating Costs – limited to 5% of allocation (optional)
- Soft Costs
  - As a part of an activity ... See 92.206(d)
- Administration & Planning
  - Limited to 10% of Allocation... See 92.207
  - Generally limited to costs of County personnel

# HOME - TBRA

- Placement
  - Security Deposit, 1st Month Rent, Utility Deposit
- Retention
  - Keeping household in place is a win-win-win
  - Stabilize household, property, neighborhood
  - Related to documented crisis that has been overcome
- Subsidy
  - Duration of assistance – limited to 24 months by statute
  - Amount of assistance
  - May be targeted to special populations
- Technical Support Please contact Program Manager
  - Phone (440) 350-2740 or [Marian.Norman@lakecountyohio.gov](mailto:Marian.Norman@lakecountyohio.gov)

# CDBG Activities

- Eligible Activities video
  - \*New\* “CDBG 101: An Overview of National Objectives and Eligible Activities”
  - <https://www.hudexchange.info/community-development/cdbg-ta-products/>

# CDBG Activities

- **Public Services**

- **Eligible:**

- Job training & employment services
    - Health care and substance abuse services
    - Child care
    - Crime prevention
    - Housing counseling and more
  - Ineligible - Income payments made to individual families, for food, clothing, housing, or utilities (however, one-time grants, emergency grants, or loans may be eligible)

# CDBG Activities

## Economic Development

- **Eligible**
- Revolving Loan Fund - MicroEnterprise
- Revolving Loan Fund – “not so micro” - Business loans
- Job Creation & Job training
  - As a part of microenterprise assistance
  - As a public service
  - By a CBDO
- Commercial Rehabilitation
  - Improve facades
  - Bring structures up to codes with certain limitations if private, for-profit entity

# CDBG Activities

- **Eligible**
- **Activities Related to Housing**
  - Homeownership assistance, residential rehab, connection to water & sewer lines, lead testing/abatement, removal of architectural barriers
- **Other Real Property Activities**
  - Acquisition, clearance & demolition, storefront renovation, code enforcement
- **Public Facilities**
  - Acquisition, construction, reconstruction, rehabilitation, or installation of public improvements or public facilities: sidewalks, water/sewer lines, parks, neighborhood/community facilities and facilities for persons with special needs
- **Assistance to Community Based Development Orgs (CBDOS)**
- **Planning Activities**
  - Community Development Plans, Functional Plans (for housing, land use, open space & rec, energy use & conservation, ...)



# CDBG Ineligible Activities

- **Ineligible**

- Buildings for the general conduct of government (except for the removal of architectural barriers)
- General government expenses
- Financing for political activities
- Purchase of equipment is generally ineligible (exception, fire equipment, and equipment part of economic dev. activity)
- Operating and maintenance expenses (except when associated with public service activities)
- New housing construction (with few exceptions)



# CDBG Federal Requirements

- **Project Information**
- **Procurement - Services, Supplies, Construction - \$\$ triggers**
  - Small Purchases [24 CFR 85.36(d)(1)]
  - Sealed Bids (Formal Advertising) [24 CFR 85.36(d)(2)]
  - Competitive & Non-Competitive Proposals [24 CFR 85.36(d)(3) & (4)]
- **Labor Standards** [24 CFR 570.603]
  - Contractor listing, Debarred listing, Code of Conduct, Environmental, Prevailing Wage, Job-site Postings,
- **Section 3** [24 CFR 135.32] - \$100,000 ? New Hires?
- **Project Management**
  - Performance Measures & Pre-Construction Meeting
  - Documentation and Deadlines



# CDBG Technical Support

- Please contact Rhea Benton, CDBG Manager:
  - Phone (440) 350-2740 or [rbenton@lakecountyohio.gov](mailto:rbenton@lakecountyohio.gov)
- Technical Support Includes:
  - Help with procurement issues; guidance on creating Requests for Proposals (RFP's) or bid packages, selection of contractors, etc.
  - Help with fulfilling federal requirements: ex) Davis Bacon – supplying wage rates, help with monitoring on-site compliance by contractor, and other federal requirement issues
  - Project Management Assistance: attendance at pre-bid, pre-construction, and final walk-thru meetings for construction projects; assistance with record keeping issues, timeline issues, etc.
  - Supplying tools and resources for program compliance
  - Monitoring as an on-going process of planning, implementation, communication, and follow-up
  - Being available by phone or in-person for questions and concerns during the program period

# Wrap-up

- Thank you for participating in this process.
- Attendance Certificates
  - Will be mailed to those in attendance
- Office Consultation – If questions can't be answered by telephone and/or email please schedule a date and time with one of the Program Managers.
- Questions
  - \_\_\_\_\_
  - \_\_\_\_\_
  - \_\_\_\_\_